

**ANDERSON
STOKES**



"The Real Estate Folks"

Please reply to office
checked below

CORPORATE OFFICES

48 Rehoboth Ave.
Drawer A
Rehoboth Beach, DE 19971
302-227-2541

EXECUTIVE OFFICES

Tred Avon Square
Easton, MD 21601
301-822-8330

**REAL ESTATE
MARKETING OFFICES**

Tred Avon Square
Easton, MD 21601
301-822-8301

Route 404 East, Box 147
Denton, MD 21629
301-479-3700

Rt. 50 & Maryland Ave.
Cambridge, MD 21613
301-228-2000
301-822-9263

Rt. 213, North
Chestertown, MD 21620
301-778-5600

9305 Coastal Hwy.
Ocean City, MD 21842
301-524-1717

27th St. & Coastal Hwy.
Ocean City, MD 21842
301-289-6434

48 Rehoboth Ave.
Drawer A
Rehoboth Beach, DE 19971
302-227-2541

313 Savannah Rd., Box 16
Lewes, DE 19958
302-645-6622

Rt. 1 and 54, Box 182
Fenwick Island, DE 19944
302-539-5861

5th & Penna. Ave., Box 118
Bethany Beach, DE 19930
302-539-9040

Nylon Capital
Shopping Center
Seaford, DE 19973
302-629-5575

June 18, 1982

Mr. William Nuttle
Byford Court
Chestertown, Md. 21620

Dear Bill:

I am enclosing the deeds on Mr. Heavlow's property on
Phelps Avenue.

If you could plat out something feasible I'd appreciate it.
In fact I'd show you my appreciation with a check!

Thank you.

Sincerely,

Nancy Silcox
Asso. Broker

NS:kc

THIS DEED, Made this 23rd day of July, in the year one thousand nine hundred and fifty-six, by and between WILLIAM SCHAUBER and ANN C. SCHAUBER, his wife, of the City of Wilmington, State of Delaware, Parties of the First Part; and IRWIN J. HEAVLOW and IRENE S. HEAVLOW, his wife, of Kent County, State of Maryland, Parties of the Second Part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said William Schauber and Ann C. Schauber, his wife, do hereby grant and convey unto the said Irwin J. Heavlow and Irene S. Heavlow, his wife, as tenants by the entireties, unto the survivor of them, and the survivor's heirs and assigns, in fee simple, ALL THAT TRACT OR PARCEL OF GROUND situate, lying and being in Galena in Kent County, aforesaid, and described as follows, that is to say:

ALL of a certain tract of land known as the Creamery Lots, now owned or formerly owned by Lawrence R. Van Sant, BEGINNING for the same at the North-western corner of the said tract where it corners on the Eastern side of Phelps Avenue with the lands now owned or formerly owned by the Galena Separator Company and running thence with the said land the two following courses and distances North 89 degrees East 164 $\frac{1}{2}$ feet, thence North 1 $\frac{3}{8}$ degrees West 107 feet and 8 inches to the land now or formerly of Carl M. Dill, then with the Dill land South 89 $\frac{3}{4}$ degrees East 142 $\frac{1}{2}$ feet to the land now or formerly of Elmer S. Jarman, thence with the Jarman land North $\frac{1}{2}$ of a degree East 301 feet and 4 inches to the land sold by Mary E. Boyd, et al, to W. Lloyd Gale, thence with said land South 84 $\frac{1}{8}$ degrees West 298 feet and eight inches to the Eastern side of Phelps Avenue, thence with the Eastern side of Phelps Avenue North 2 $\frac{3}{4}$ degrees West 220 feet and 4 inches to the beginning and containing 1 acre and 78/100 of an acre of land, more or less.

BEING the same piece, parcel or tract of land conveyed by Julia C. Conner and Mary J. Conner, to the said William Schauber and Ann C. Schauber, his wife, by deed dated January 14th, 1953, and recorded among the Land Records of Kent County aforesaid in Liber W. H. G. No. 27, folio 70 etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges,

298' 110'



-2-

appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Irwin J. Heavlow and Irene S. Heavlow, his wife, as tenants by the entireties, unto the survivor of them, and the survivor's heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Test:

Mary Louise Payne
Mary Louise Payne

William B. Schaubert
William Schaubert
Ann C. Schaubert
Ann C. Schaubert

STATE OF DELAWARE, CITY OF WILMINGTON, to wit:

I HEREBY CERTIFY, that on this 23rd day of July, in the year one thousand nine hundred and fifty-six, before me, the subscriber, a Notary Public of the State of Delaware, in and for the City of Wilmington, aforesaid, personally appeared William Schaubert and Ann C. Schaubert, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

Mary Louise Payne
Notary Public

And was duly recorded 8/21/56 by W. Henry Bell Clerk.

RECEIPT NO. A11190

This Deed, Made this 18th day of August-----

in the year one thousand nine hundred and sixty-nine, by and between-----

GEORGE C. HAZELL and ELIZABETH D. HAZELL, his wife, of Kent County,
State of Maryland, -----, of the first part, and
IRWIN J. HEAVLOW and IRENE S. HEAVLOW, his wife, of Kent County, State
of Maryland, -----
of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars, and other
good and valuable considerations, the receipt whereof is hereby acknow-
ledged, -----
the said George C. Hazell and Elizabeth D. Hazell, his wife, -----

do hereby grant and convey unto the said Irwin J. Heavlow and Irene S. Heavlow,
his wife, as tenants by the entireties, their assigns, and unto the sur-
vivor of them, his or her heirs and assigns, -----

~~heirs and assigns~~

in fee simple, all that -----lot(x) of ground, situate, lying and being in
the First Election District of Kent County, State of Maryland, situated
on the east side of the Street known as Phelps Avenue, and being more
particularly described, ~~State of Maryland, and is situated~~ as follows, that is to say:—

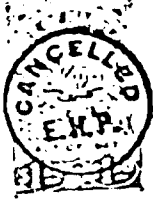
~~Beginning to the~~

BEGINNING at a post on the northwest corner of, and running with the
lands of, or formerly of the heirs of the late Richard H. Phelps, east
168 feet to the lands of, or formerly of, Colin F. Taylor; thence with
the lands of, or formerly of Taylor, South 106 feet 6 inches, to the lands
of, or formerly of, George W. Jacoby; thence with the lands of, or formerly
of, Jacoby, west 164 feet 4 inches, to the Street known as Phelps Avenue;
thence with Phelps Avenue, north 110 feet to the beginning, and containing
64 perches of land, more or less.

BEING the same land conveyed from Margaret T. Wood to George Charles
Hazell, and Elizabeth Hazell, his wife, by deed dated April 5th, 1968,
and recorded among the Land Records for Kent County, Maryland, in Liber
E.H.P. No. 26, folio 626.

Mailed to Irwin J. Heavlow 9/29/69

TAX \$6.50 REC. # A11190 SEP 15 '69
STATE PROPERTY TRANSFER



Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground ----- and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Irwin J. Heavlow and Irene S. Heavlow, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple.

~~their heirs and assigns~~

~~their heirs and assigns~~

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

Test:

Elizabeth C. Rollison

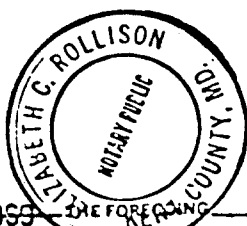
George C. Hazell [SEAL]
George C. Hazell
Elizabeth D. Hazell [SEAL]
Elizabeth D. Hazell

State of Maryland, County of Kent, -----, to wit:

I HEREBY CERTIFY, That on this 18th day of August, 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for ----- Kent County, -----, personally appeared ----- George C. Hazell and Elizabeth D. Hazell, his wife, ----- known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:



Elizabeth C. Rollison
Elizabeth C. Rollison, Notary Public

July 1st, 1970, 1969. THE FOREGOING Deed FILED FOR RECORD AND IS

ACCORDINGLY RECORDED IN THE LAND RECORDS OF KENT COUNTY, MD. IN LIBER C. 210 NO. 32 FOLIOS 588 + 589

LIBER 32 PAGE 589

JOHN I BEILER
EHP 49/406
221 39 A
P. 4

AUGUSTINE
HERMAN HWY.
23
P16
ROBERT L.
FOGWELL
WHG 47/350
57.11A.
P15

CORPORATE LIMIT

GALENA

CEM

CHURCH

SEMINARY LANE

P9

CLINTON J. RIL
RAS. 37/55
1GA
P226

FRANCES R
GILLESPIE
EHP 90/327
20 58A
P. 47

CORPORATE LIMIT

GALENA

SCHOOL

JAMES D DAV
EHP 37/8
102 06A
P3

WM. A BRISCOE
WHG 10/346
108.40 A
P. 2

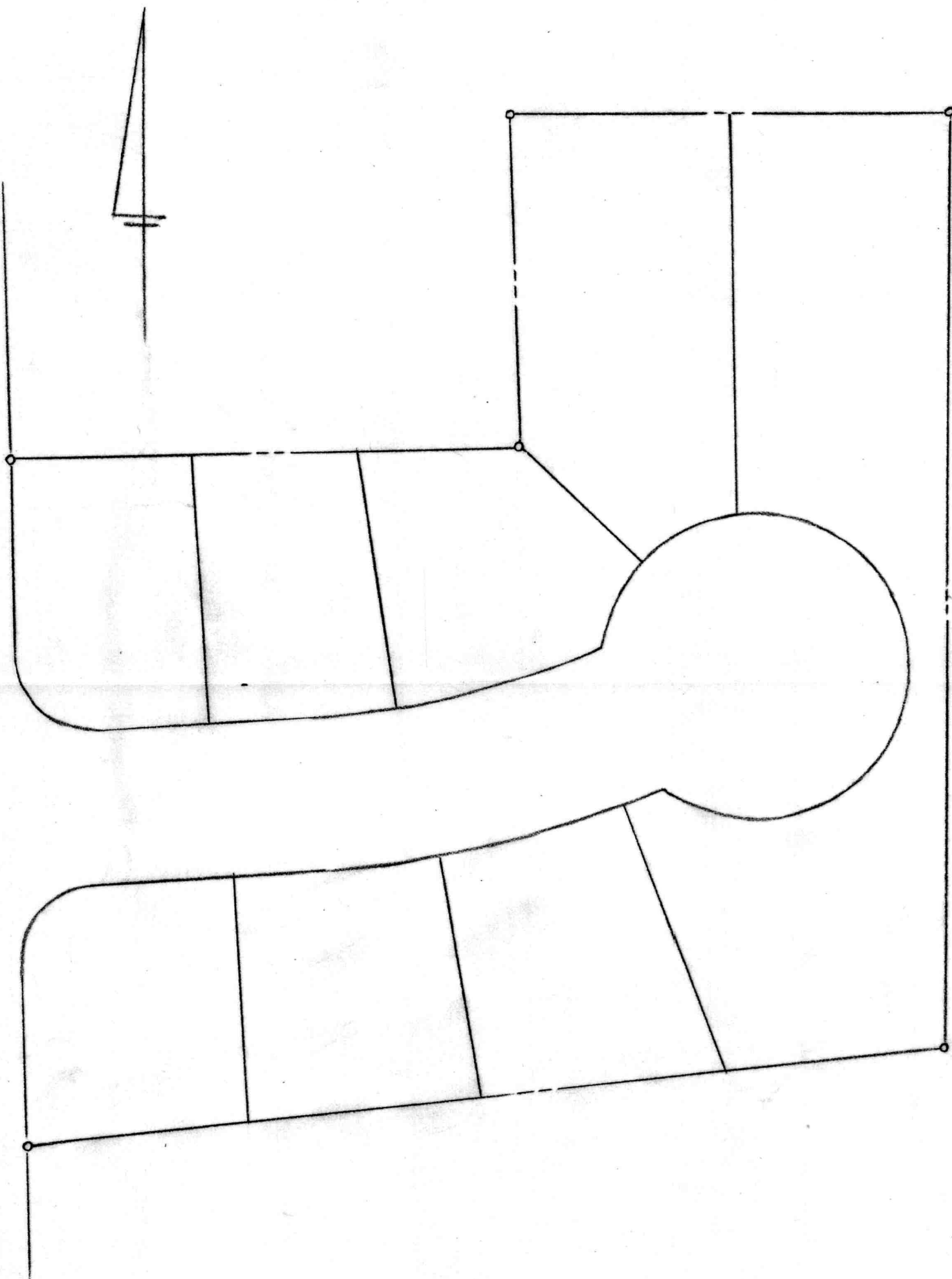
COPYRIGHT - MAP DIVISION - 1967,
MD. DEPT. OF ASSESS. & TAX.

Parcel 55

JULIA

McCAULEY

PHELPS AVENUE



Scale 1"=40'